

# Town & Country

Estate & Letting Agents



## 1 Brook Cottages , Trewern, SY21 8DU

### Offers In The Region Of £295,000

Located on the outskirts of the charming village of Trewern, this delightful detached family home offers a perfect blend of modern living and rural position. With three well-proportioned bedrooms and a spacious reception room, this property is ideal for families seeking comfort and space. The house has been fully renovated throughout, ensuring that it meets the highest standards of contemporary living while retaining its character. The large gardens to the rear of the property provide ample outdoor space for children to play, gardening enthusiasts, or simply enjoying the serene countryside views. Additionally, the property features a log style cabin, which can serve as a versatile space for hobbies, a home office, or a guest retreat. Extensive parking is also available, making it convenient for families with multiple vehicles or guests. Situated in a rural location, this home is perfectly positioned between the historic towns of Shrewsbury and Welshpool, offering easy access to local amenities, schools, and transport links. This property is a wonderful opportunity for those looking to embrace a rural lifestyle without sacrificing modern comforts. Don't miss the chance to make this charming house your new home.



## Directions



Take the Morda road out of Oswestry and at the junction with the A483 turn right. Pass through the villages of Pant and Llanymynech and proceed until reaching Four Crosses. At the roundabout take the exit signposted Welshpool and follow this road along passing the village of Ardleen. Continue along heading for Welshpool. At the roundabout take the first exit for Shrewsbury. Proceed along for approximately 1.5 miles into the village of Trewern. The property will be found on the right hand side of the road just after the primary school identified by our for sale board.

## Accommodation Comprises

The accommodation has recently been renovated and updated to create a great family home. In addition, the current owners have had solar panels installed along with an air source heat pump.

## Rear Hallway

The rear hall has a part glazed door to the rear, tiled flooring, airing cupboard housing the hot water tank, under stairs cupboard and doors leading to the kitchen and the bathroom.

## Family Bathroom



The modern bathroom is fitted with a white suite comprising a panelled bath with a mixer tap and Triton shower over and bifold screen, wood flooring, aqua panelling, low level w.c., wash hand basin, extractor fan and a window to the rear.

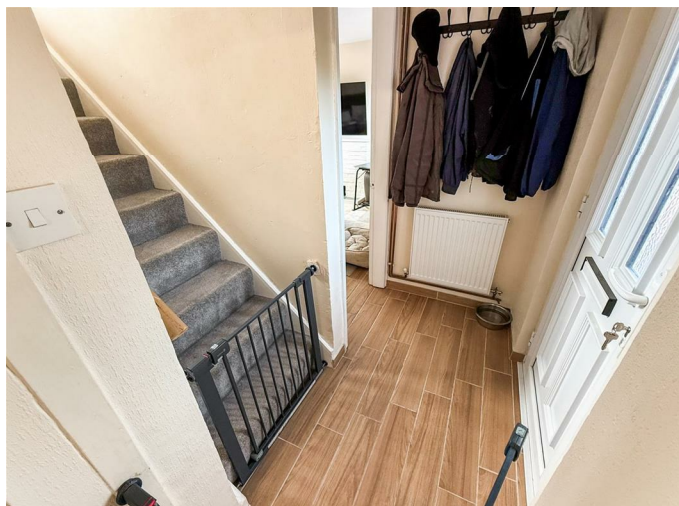
## Kitchen/ Dining Room 12'3" x 11'7" (3.75m x 3.54m)



The modern kitchen/ dining room has recently had a new kitchen fitted with a range of base and wall units with work surfaces over, a window to each side, radiator, plumbing for a washing machine, space for an American fridge/ freezer, stainless steel sink with a mixer tap over, electric oven, ceramic hob, integrated dishwasher, part tiled walls, tiled flooring and the solar panel control panel. A door leads through to the front hall.



### Front Hallway



The front hallway has a part glazed door to the front, stairs leading to the first floor, wood effect tiled flooring and a door leading through to the lounge.

### Lounge



### First Floor Landing

The first floor landing has a window to the rear, loft hatch, radiator and doors leading to the bedrooms.

### Bedroom One 12'0" x 11'1" (3.68m x 3.38m)



The good sized first double bedroom has a window to the front with views and a window to the rear overlooking the garden, picture rail and a radiator.

### Bedroom Two 12'2" x 11'9" (3.73m x 3.60m)



The second double bedroom has a window to the side, radiator and a loft hatch.

### Bedroom Three 8'5" x 6'11" (2.57m x 2.11m)



The third bedroom has a window to the side and a radiator.



## To The Outside



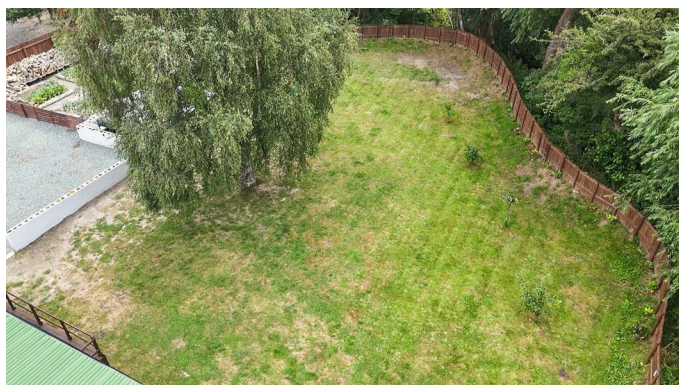
The property is accessed from the road over a shared driveway that runs between the two cottages. A farm style gate gives access to the driveway at the rear. To the front of the property there is an enclosed garden area and gate leading to the front door. A gate at the side of the house gives access to the rear.

## Gardens



The fantastic gardens are another great feature of this home. The large gravelled parking and turning area offers lots of space for vehicles and visitors. There is also an enclosed productive vegetable garden with large workshop at the far end. The extensive lawns and mature planting create an ideal space for families and those who are keen gardeners.

## Additional Photo



## Parking



## Additional Photo



## Log Cabin



The log style cabin offers a very versatile space and is currently used as guest accommodation. Having a hallway with wood flooring and a door to the front, bedroom with a window to the front and built in open fronted wardrobes, store room, kitchen/ dining room being fitted with base units, stainless steel sink, wood flooring, lounge with wood flooring and an adjoining small workshop/ store.



### Additional Photo



### Additional Photo



### Additional Photo



### Location



The property enjoys views to the front and a more private aspect to the rear.

### Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

### To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

### To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

### Tenure/Council Tax

We understand the property is freehold/leasehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council/Powys County Council/Wrexham Country

Council and we believe the property to be in Band C.

### **Services**

The agents have not tested the appliances listed in the particulars.

### **Money Laundering Regulations**

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

### **Hours Of Business**

Our office is open:

Monday to Friday: 9.00am to 5.30pm

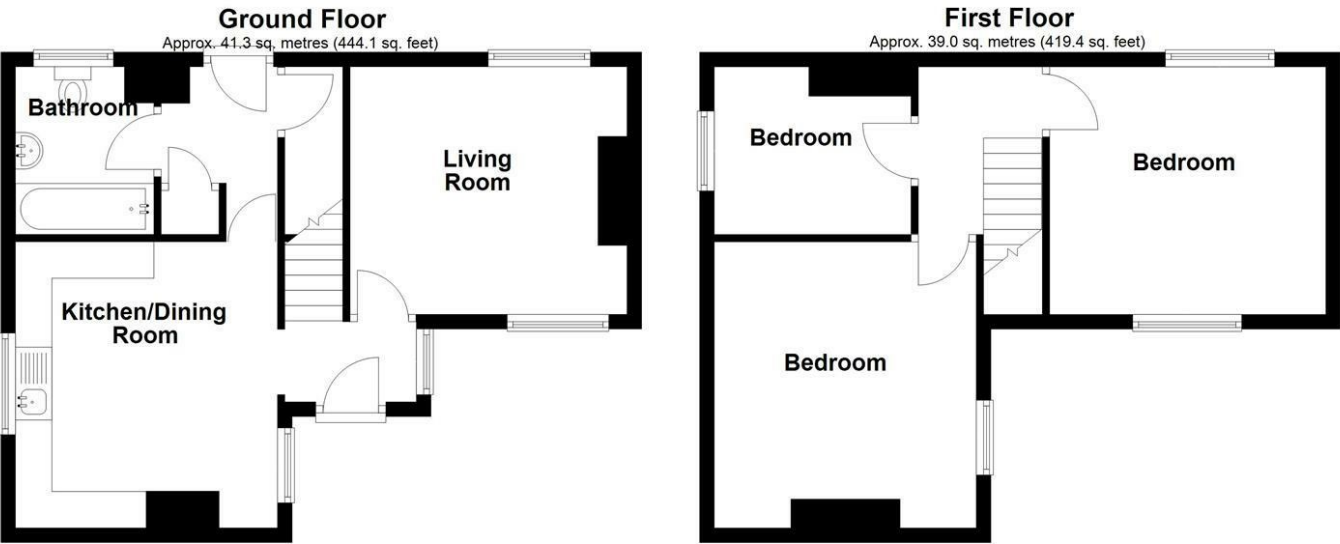
Saturday: 9.00am to 2.00pm

### **Additional Information**

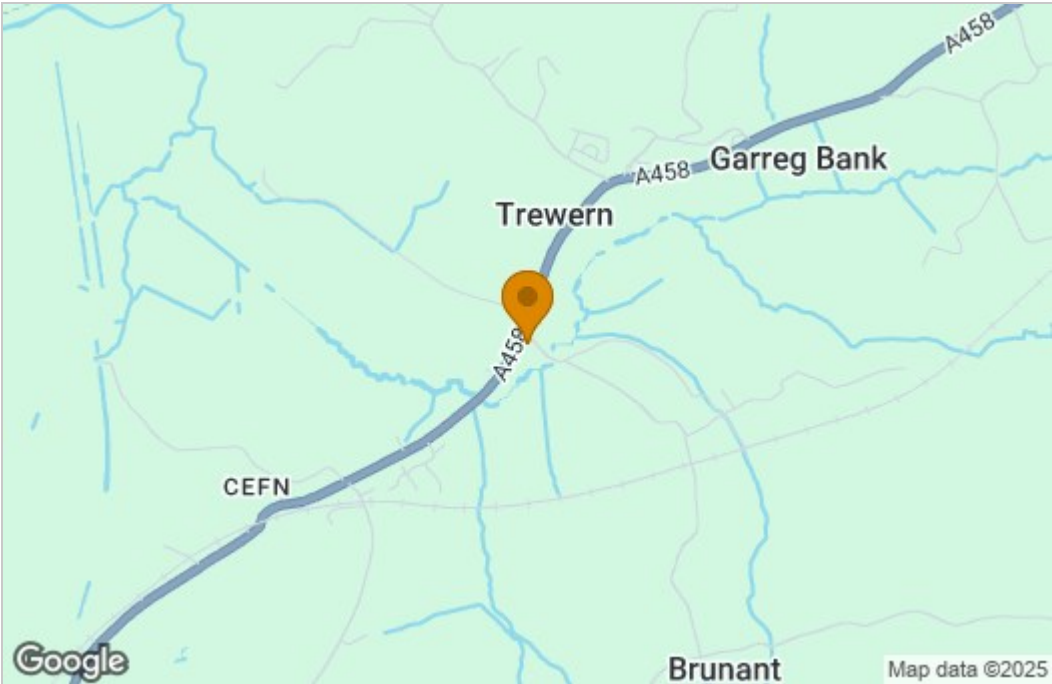
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

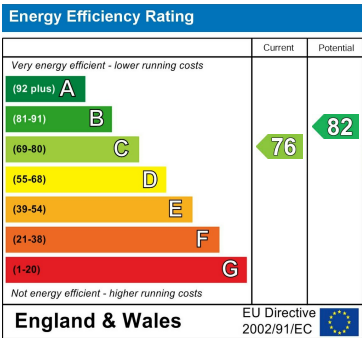
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

2-4 Willow Street, Oswestry, Shropshire, SY11 1AA  
Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk